



Bower Road, LEEDS LS15 8UF

welcome to

Bower Road, LEEDS

Spacious detached family home offering five bedrooms, including a master en-suite. Features two inviting reception rooms and a stunning open-plan kitchen/dining area with French-style patio doors leading to the rear garden. Complete with a private driveway for convenient parking.



Ground Floor

Lounge

A bright and welcoming lounge featuring a charming fireplace as the focal point. The space is enhanced by a large bay window to the front, allowing plenty of natural light to flood in. Carpeted throughout for comfort and warmth, and fitted with a central heating radiator for year-round coziness.

Open Plan Kitchen/Dining Room

A stylish and spacious open-plan layout featuring a fully fitted kitchen with wall and base units and integrated appliances for a sleek finish. The kitchen includes a breakfast bar for casual dining and entertaining, complemented by a dedicated dining area with French-style patio doors opening to the rear garden, creating a seamless indoor-outdoor flow. Modern spotlights provide excellent illumination, while windows to the rear and side flood the space with natural light, making this the perfect hub for family living and entertaining.

Snug/Second Lounge

A versatile and cozy space ideal for use as a family room, home office, or playroom. This room features French-style patio doors opening to the rear garden, creating a bright and airy feel. Carpeted throughout for comfort, with a window to the side allowing additional natural light. Fitted with a central heating radiator, ensuring warmth all year round.

Guest W/C

Ground floor guest W/C with washing hand basin, window to the side.

First Floor

Office/Dressing Room; En-Suite

Carpeted throughout for comfort, featuring a window to the rear that provides plenty of natural light. Fitted with a central heating radiator, this room offers a warm and inviting atmosphere.

En-Suite incorporating a modern en-suite incorporating a walk-in shower, dual wash hand basins set within an integrated storage unit, and a

W/C for convenience.

Bedroom One

Double bedroom, carpeted throughout, window to the front and rear, central heating radiator.

Bedroom Two

Double bedroom, carpeted throughout, window to the front, central heating radiator.

Bedroom Three

Double bedroom, carpeted throughout, window to the front, central heating radiator.

Bedroom Four

Carpeted throughout, window to the rear, central heating radiator.

Bathroom

A well-appointed bathroom incorporating a bath with shower facilities, a wash hand basin and W/C set within an integrated storage unit for a sleek and practical finish. The space is fully tiled throughout, offering a modern and easy-to-maintain design, and includes a window to the rear for natural light and ventilation.



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welcome to

Bower Road, LEEDS

- GUIDE PRICE £450,000-£475,000
- DETACHED FAMILY HOME
- FIVE BEDROOMS; MASTER BEDROOM WITH EN-SUITE
- TWO SPACIOUS RECEPTION ROOMS
- OPEN-PLAN KITCHEN AND DINING AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111287 - 0004

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